## TALLAHASSEE/LEON COUNTY LAND ID PROJECT DOCUMENT SUMMARY

Project Name: Mitchell CArta & Keniseth Banday Settlemen
PETS Activity Number: LEX 04 00 25
Project Type: Boundary Settlement
Description: 14-18-70-202-000; 14-18-20-707-000.
Submittal Date: 3 2314 Scan Date: 484
Status: Under Review Conditional Approval Approved

OAK GROVE PLANTATION, UNIT 1 PLAT BOOK 14, PAGE 15 OR 1197, PAGE 746 OR 878, PAGE 608 SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, 1-2-N, R-1-E (AS MONUMENTED) 2479.10'(S) BEARING BASE N 89'24'37" E OR 1909, PAGE 2183 14-18-20-207-000-0 BEGIN at a concrete monument marking the Northwest corner of Summer PARCEL 2 Brooke, Phase 1, as recorded in Plat Book 10, Page 15, of the Public Records of Leon County, Florida, said concrete monument also lying on the 25.000 ACRES±(S) Easterly maintained right-of-way boundary of Meridian Road, thence North 89 degrees 30 minutes 14 seconds East, along the North boundary of said Summer Brooke, Phase 1 and along the northwesterly boundary of Summer Brooke Unit III A, as recorded in Plat book 11, Page 47 of said Public Records a distance of 2,116.73 feet to a concrete monument; thence North 00 degrees 49 minutes 41 seconds West, along said boundary of Summer Brooke Unit III A, a distance of 460.00 feet to a terra cotta monument; thence North 00 degrees 47 minutes 27 seconds East, 570.22 feet; thence South 89 degrees 24 minutes 37 seconds West, 1,319.78 feet; thence North 01 degrees 11 minutes 01 seconds West, 211.92 feet; thence South 89 degrees 24 minutes 37 seconds West, 1,072.05 feet to a point lying on the Easterly maintained right—of—way of Meridian Road; thence run along said
Easterly maintained right—of—way, South 12 degrees 20 minutes 56 seconds East, 668.93 feet; thence leaving said Easterly maintained right—of—way and run, North 88 degrees 54 minutes 36 seconds East, along the northerly boundary of lands described in Official Records book 1938, Page 1171 of said Public Records and a projection thereof a distance of 243.01 feet to an iron P.O.B. PARCEL 2 rod and cap (LS#4016); thence South 00 degrees 40 minutes 22 seconds East, along the East boundary of said lands a distance of 100.01 feet to a point lying on the North boundary of lands described in Official Records book 948, Page 1430 of said Public Records; thence North 88 degrees 51 minutes 1319.78'(S) 45 seconds East, along said North boundary of lands described in Official Records book 948, Page 1430 a distance of 186.76 feet to a concrete monument; thence South 01 degrees 07 minutes 21 seconds East, along the East boundary of lands described in Official Records book 948, Page 1430 a distance of 361.05 feet; thence South 88 degrees 50 minutes 30 seconds S 89'24'37" W West, along the South boundary of said lands, and a projection thereof a distance of 330.88 feet to a point lying on the Easterly maintained right—of—way of Meridian Road; thence run along said Easterly maintained right—of—way, South 12 degrees 50 minutes 18 seconds East, 126.06 feet to the POINT OF BEGINNING. Containing 54.187 acres, more or less. UNDERGROUND UTILITY EASEMENT COMMENCE at a concrete monument marking the Northwest corner of Summer Brooke, Phase 1, as recorded in Plat Book 10, Page 15, of the Public TEMPORARY CONSTRUCTION EASEMENT OR 2863, PAGE 698 Records of Leon County, Florida, said concrete monument also lying on the Easterly maintained right-of-way boundary of Meridian Road, thence North 89 14-18-20-202-000-0 degrees 30 minutes 14 seconds East, along the North boundary of said Summer Brooke, Phase 1 and along the northwesterly boundary of Summer ZONE "X" Brooke Unit III A, as recorded in Plat book 11, Page 47 of said Public Records a distance of 2,116.73 feet to a concrete monument; thence North 00 degrees 49 minutes 41 seconds West, along said boundary of Summer Brooke Unit III A, a distance of 460.00 feet to a terra cotta monument; thence North 00 degrees 47 minutes 27 seconds East, 570.22 feet to the PARCEL 1 POINT OF BEGINNING. From said POINT OF BEGINNING, thence South 89 54.187 ACRES±(S) degrees 24 minutes 37 seconds West 1319.78 feet; thence North 01 degrees 11 minutes 01 seconds West 211.92 feet; thence South 89 degrees 24 minutes 37 seconds West 1072.05 feet to a point lying on the Easterly maintained right-of-way of Meridian Road; thence run along said Easterly maintained right-of-way North 12 degrees 50 minutes 29 seconds West, 339.22 feet to an iron rod and cap (LS#4261) marking the Southwest corner of Oak Grove Plantation, Unit 1, as recorded in Plat Book 14, Page 15, of APPROVED BY: said Public Records; thence leaving said Easterly maintained right—of—way and run, along the South boundary of said Oak Grove Plantation, Unit 1, and a projection thereof, North 89 degrees 24 minutes 37 seconds East, 2,479.10 feet to a concrete monument; thence South 00 degrees 47 minutes 27 seconds West, 543.56 feet to the POINT OF BEGINNING. Containing 25.000 acres, more or less. 207.36'(D) LEGEND FIP - FOUND IRON PIPE LOT 18 BLOCK "F" ZONE "A" FCIP - FOUND CRIMPED IRON PIPE FIR - FOUND IRON ROD FTCM - FOUND TERRA COTTA MONUMENT FCM - FOUND CONCRETE MONUMENT (4"X 4") FIRC - FOUND IRON ROD (5/8") WITH PLASTIC CAP SIRC - SET IRON ROD (5/8") WITH PLASTIC CAP (LAND SURVEYOR REGISTRATION NUMBER 5831) FIB - FOUND IRON BAR P.O.B. — POINT OF BEGINNING
P.O.C. — POINT OF COMMENCEMENT (D) - DEED (C) - CALCULATED (S) - SURVEY THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" ÒR - OFFICIAL RECORDS BOOK (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD N 90°00'00" W 321.00'(D) S 88'50'30" W 330.83'(S) LS - LAND SURVEYOR CERTIFICATION NUMBER PLAIN)AND FLOOD ZONE "A" (NO BASE FLOOD ELEVATIONS LB - LAND SURVEYING BUSINESS NUMBER DETERMINED) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL No. 120143 0110 D, DATED R/W - RIGHT OF WAY U/P - UTILITY POLE FENCE CORNER 0.4' NORTHEAST OF FCM BLOCK F. NOVEMBER 19, 1997. OHU - OVERHEAD UTILITY NOTES The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title to the subject 2116.73'(S) 1). ALL MEASUREMENTS ARE IN U.S. FEET. N 89'30'14" E 2). THIS SURVEY IS DEPENDENT ON EXISTING parcel. It is possible there are deeds of record, unrecorded MONUMENTATION. ACCESS AND UTILITY EASEMENT deeds, easements or other instruments which could affect the 3). NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. boundaries of the parcel described herein. UTILITY EASEMENT 4). BOUNDARY INFORMATION BASED ON OCCUPATION BLOCK "F LOT 11 BLOCK "F" SUMMER BROOKE AND DEEDS DEPICTED HEREON. PHASE 1 PLAT BOOK 10, PAGE 15 PARCEL 2/5/04 CONCRETE MONUMENT MARKING THE 5). THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE NORTHWEST CORNER OF SUMMER SUMMER BROOKE GEORGE E. GUNN, JR. UNIT III A
PLAT BOOK 11, PAGE 47 BROOKE, PHASE 1, AS RECORDED IN AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER PLAT BOOK 10, PAGE 15, OF THE LICENSED SURVEYOR AND MAPPER. PUBLIC RECORDS OF LEON COUNTY, CERTIFICATE No. 5831 BOUNDARY SURVEY FOR: JOB No.: REVISIONS: 01-108 GEORGE E. GUNN, JR. PSR No.: 623-11-03 01/16/04 CARLA MITCHELL SURVEYING AND MAPPING GRAPHIC SCALE 1'' = 100'SURVEY DATE: 12/15/03 1624-A METROPOLITAN BLVD. FIELD BOOK: LAND TALLAHASSEE, FLORIDA 32308 16/66 SURVEYING PHONE: (850) 386-6742 ( IN FEET ) 43/1 1 inch = 100 ftFAX: (850) 386-6239 6231103.COL BOUNDARY SURVEY DRAWN BY: JFB SHEET: CERTIFICATE OF AUTHORIZATION NO. LB 0007172 DRAWING: 6231103BS